145.0	0011	0002.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,064,400	/	1,064,400
USE VALUE:	1,064,400	/	1,064,400
ASSESSED:	1,064,400	/	1,064,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
85		ARLMONT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	FARINA PAUL J & RUTH A TRUSTEE	
Owner 2:	89 ARLMONT ST REALTY TRUST	
Owner 3:		
Street 1:	85 ARLMONT ST	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA Cntry	Own Occ: Y
Postal:	02476	Type:

PREVIOUS OWNER

Owner 1:	FARINA PAUL J & RUTH A -
Owner 2:	-
Street 1:	85 ARLMONT ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .393 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1952, having primarily Vinyl Exterior and 2871 Square Feet, with 1 Unit, 1 Bath, 2 3/4 Baths, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	17098.000	308,700	9,400	746,300	1,064,400
Total Card	0.393	308,700	9,400	746,300	1,064,400
Total Parcel	0.393	308,700	9,400	746,300	1,064,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 370.74 | /Parcel: 370.74

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 145.0-0011-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	308,700	9400	17,098.	746,300	1,064,400		Year end	12/23/2021
2021	101	FV	298,200	9400	17,098.	746,300	1,053,900		Year End Roll	12/10/2020
2020	101	FV	298,200	9400	17,098.	746,400	1,054,000	1,054,000	Year End Roll	12/18/2019
2019	101	FV	250,800	9500	17,098.	699,700	960,000	960,000	Year End Roll	1/3/2019
2018	101	FV	250,800	9500	17,098.	578,400	838,700	838,700	Year End Roll	12/20/2017
2017	101	FV	250,800	9500	17,098.	531,800	792,100	792,100	Year End Roll	1/3/2017
2016	101	FV	250,800	9500	17,098.	485,100	745,400	745,400	Year End	1/4/2016
2015	101	FV	235,700	9600	17,098.	475,800	721,100	721,100	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FARINA PAUL J &	35199-010		4/3/2002	Convenience	1	No	No		
FARINA PAUL J	26611-9		8/26/1996		1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
11/18/2008	Meas/Inspect	163	PATRIOT
1/3/2000	Inspected	276	PATRIOT
12/7/1999	Mailer Sent		
11/16/1999	Measured	263	PATRIOT
1/1/1982		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		17098		Sq. Ft.	Site		0	80.	0.55	9									746,348						746,300	

RESIDENTIAL

User Acct

95694

GIS Ref

GIS Ref

Insp Date

11/18/08

!11398!

PRINT

Date	Time
12/30/21	12:27:06

LAST REV

Date	Time
12/20/10	08:51:36

mmcmakin

PAT ACCT. 11398

USER DEFINED

Prior Id # 1:	95694
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Total AC/HA:	0.39252	Total SF/SM:	17098	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	746,348	Spl Credit		Total:	746,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1952	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	Yes	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth	1	Rating:	Average
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:	L - Location	5.0	%
Special:			%
Override:			%
	Total:	30.08	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.19858932
Const Adj.:	1.00999999
Adj $ / SQ:	133.163
Other Features:	107337
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	441567
Depreciation:	132823
Depreciated Total:	308744

COMMENTS

SCUTTLE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	

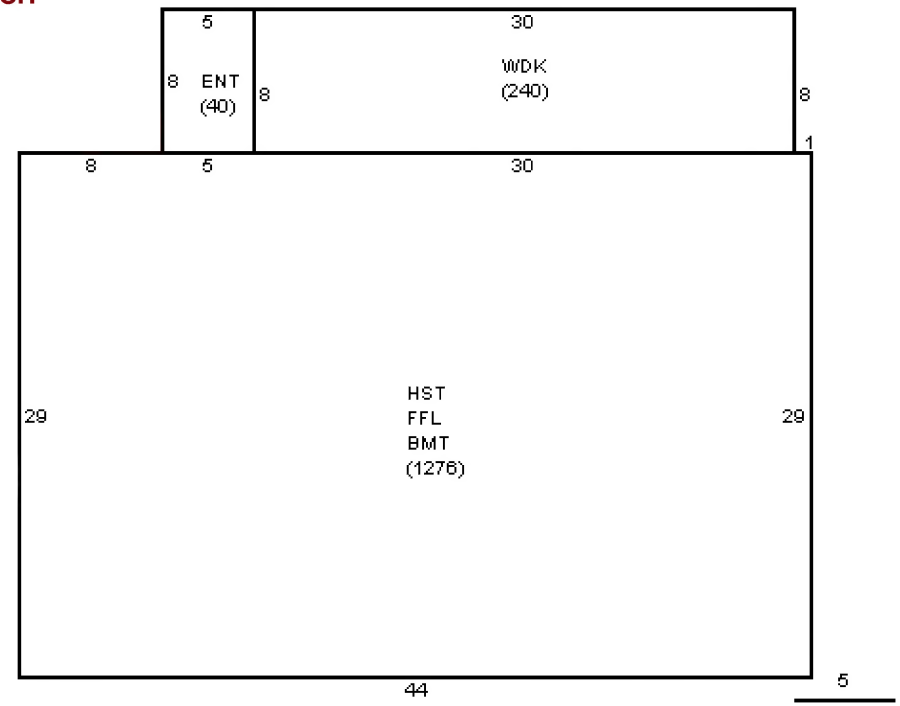
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	133.16
Special Features:	0	Val/Su Net:	88.96
Final Total:	308700	Val/Su SzAd	161.29

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,276	59.420	75,825
FFL	First Floor	1,276	133.160	169,916
HST	Half Story	638	133.160	84,958
WDK	Deck	240	10.270	2,464
ENT	ENTRY	40	26.660	1,067

Net Sketched Area:	3,470			Total:	334,230
Size Ad	1914	Gross Area	4108	FinArea	2871

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	75	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

PARCEL ID

145.0-0011-0002.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
22	Wood Deck	D	Y	1	17X19	A	AV	1980	9.10	T	31.2	101			2,000			2,000
4	Garage W/Lof	D	Y	1	24X24	A	AV	1952	21.27	T	40	101			7,400			7,400

More:	N	Total Yard Items:	9,400	Total Special Featues:		Total:	9,400